

WORLD FIRST FLEXIBLE GOLD WELL STANDARD

This new co-working and flexible office space reflects a bold new approach by The Crown Estate to provide a wider variety of workspace for their tenants.



BUILT WITH:

THE CROWN ESTATE

Heddon Street, London

BUILT WITH:

- ✓ WELL STANDARD
- ✓ CO-WORKING SPACE
- ✓ FAST TRACK
- ✓ GRADE II LISTED
- ✓ LANDOWNER
- ✓ LUXURIOUS NATURAL FINISHES



Project Manager

Dendy Byrne

Architect

Barr Gazetas

Quantity Surveyor

Burnley Wilson Fish

M&E

Mescserve

Form of Contract

JCT Design & Build

Value

£7,000,000

Size

22,000 sq ft

Programme Period

30 weeks

One Heddon Street, situated just off Regent Street offers 350 desks and a range of flexible memberships including team spaces for 2 to 32 people, resident desks and weekday co-working spaces over six floors.

In this Grade II listed building, previously famous for hosting the New Gallery Kinema, the new workspace has been crafted with wellness at its heart, targeting the WELL Gold standard. In the second floor reception where the high ceilings hint at the buildings cinematic past, lush planting and an extensive living wall now provide a biophilic experience for visitors. Daylight floods through the slimline black aluminium partitions into the desking spaces. High quality natural finishes have been used to attract the professionals, start ups and entrepreneurs wanting a prime Mayfair location. Marble and brass is juxtaposed with ash and douglas fir timber flooring to create a calm light airy feel.

SCOPE AND SERVICES

- Strip back to shell and core. Cat A and Cat B fit out over 6 floors including roof terrace with six trees.
- 120 co-working desks, 14 individual desks that can be permanently reserved and 30 private offices ranging from 2 to 32 desks. Flexible event space. Meeting rooms, reading booths, and screening rooms.
- Reception area with living wall. Dedicated private members entrance and double height public café on ground floor level, shower block on every floor, state of the art cycle facilities and storage.

- With only one main access route, all deliveries and removals were made prior to 8am. Taking months of planning, Regent Street was also shut to allow larger kit to be craned over the roof tops to their positions.

CHALLENGES

- The development and finalisation of the design ran in parallel with the initial elements of strip out and construction. A multiple series of structured workshops fast tracked what would ordinarily be a lengthy process.
- Each of the six floors of the building and roof terrace were all slightly different. Applying the design concept's common themes throughout was a natural challenge that was overcome by working closely with the designers and service consultants.

THE BW ADDED VALUE

- Adapting to the needs of the design in Grade II listed building with numerous discoverable features was a constant theme and challenge. By providing experienced members skilled in listed buildings, BW enabled the clients team to make informed and quick pragmatic decisions to reflect the building's heritage while meeting all the requirements of the design.
- Appointed towards the latter part of 2018, BW team joined the well established clients team. The BW quickly bonded and created a pro-active one team approach to deliver the design.
- The project is targeting WELL Gold certification. This is aimed to be the world's first WELL accredited flexible office space.



“Good attitude, positive, pro-active approach. They don't say 'no', always focused on providing options.”

THE CROWN ESTATE

